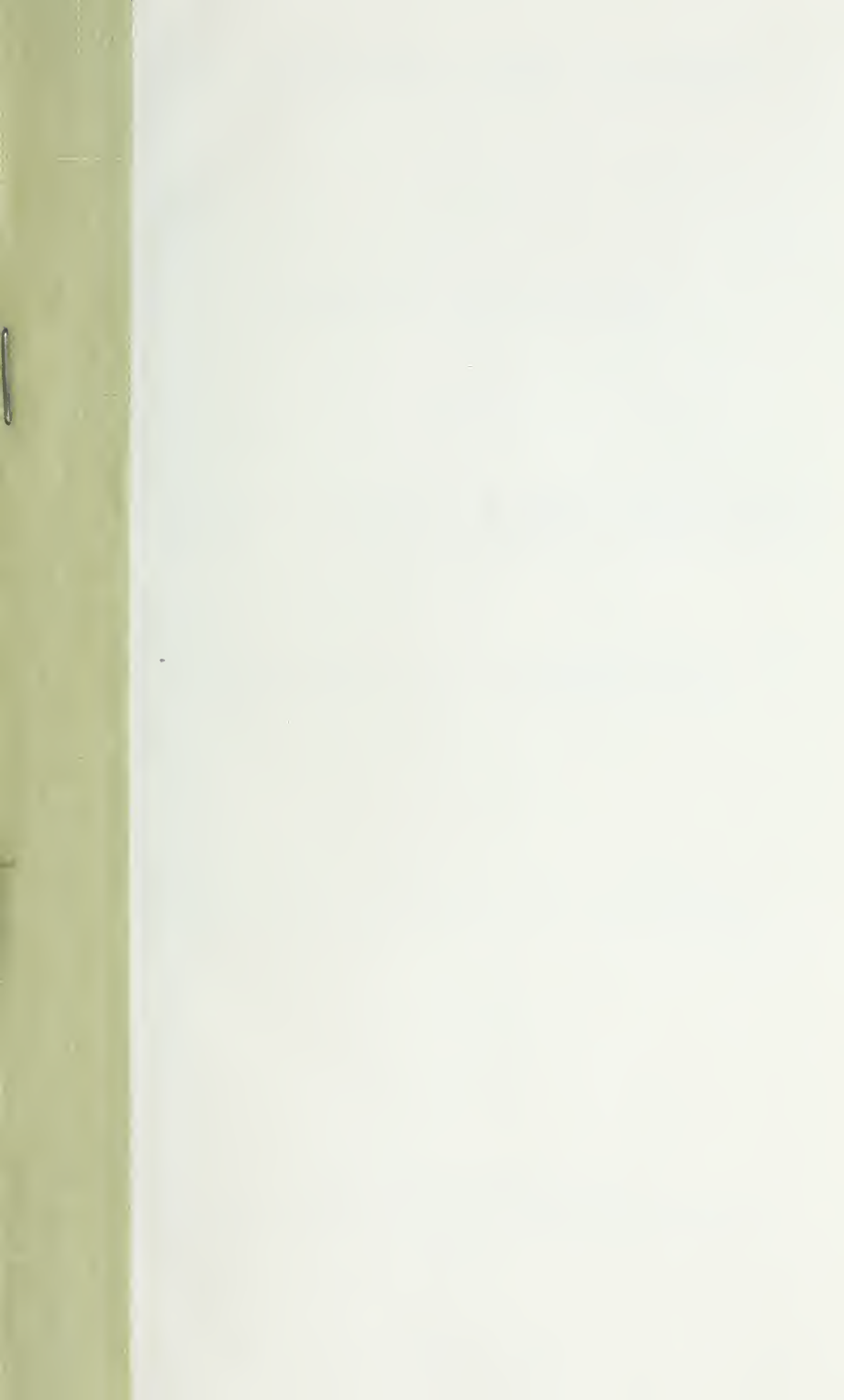



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GUIDE TO THE LANDS

OF THE

FIRST DIVISION

OF THE

SAINT PAUL AND PACIFIC

RAILROAD COMPANY.

1,500,000 ACRES, IN TRACTS TO SUIT PURCHASERS, AT
LOW PRICES FOR CASH, OR ON LONG CREDIT.

SAINT PAUL, MINNESOTA,
GENERAL OFFICES NEAR THE DEPOT, ON THE LEVEE.

1874

This Pamphlet is sent to parties applying to this Company for information touching the Lands it offers for sale.

For more specific and detailed information, apply personally or by letter to

THE LAND COMMISSIONER OF
The First Division of the St. Paul & Pacific Railroad Co.
ST. PAUL, MINNESOTA.

General Office on the Levee, near Railroad Depot.

HERMANN TROTT,
Land Commissioner.

RAMALEY & CUNNINGHAM,
Printers and Stationers,
ST. PAUL, MINN.



The North Star State.

The State of Minnesota extends from $43\frac{1}{2}^{\circ}$ of north latitude, and from $89^{\circ} 29'$ to $97^{\circ} 5'$ of west longitude. Its boundaries are: On the north, the British Possessions; on the south, the State of Iowa; on the east, Lake Superior and the State of Wisconsin; on the west, the Territory of Dakota. Its area is 84,000 square miles, or about 54,000,000 acres, a large percentage of which is suitable for cultivation, and the remainder—not arable—rich in various species of timber and abounding in minerals. Its rapid growth in population and wealth has never been equaled on the American continent, and may be attributed to its *healthy climate, fertile soil, pure water, cheap lands, convenient markets*, and the magnificent provision made for *common schools*.

The general surface of the country is undulating, similar to the rolling prairies of the adjoining States of Iowa and Wisconsin; with greater diversity, beauty and picturesqueness imparted to the landscape by clear lakes, numerous waterfalls, high bluffs and wooded ravines.

The physical conformations of the State divide it into three principal districts.

In the northern part of the State, an exception to its general

evenness of surface occurs, what may be termed the HIGHLANDS OF MINNESOTA. This district is comparatively of small extent—16,000 square miles—and covered with a dense growth of pine, fir, spruce, &c.; it has an elevation of about 450 feet above the general level of the country, and is covered with hills of diluvial sand and drift from 85 to 100 feet in height, among which the three great rivers of the American continent—the Mississippi, St. Lawrence, and Red River—take their rise. The temperature of this district is from 5 to 8 degrees lower than that of the rest of the State; although possessing some good land, its principal value consists in its immense forests and its rich mineral deposits of copper, iron and the precious metals.

The VALLEY OF THE RED RIVER forms another district larger than the Highlands, containing 18,000 square miles, with a deep, black soil, composed of alluvial mould, and rich in organic deposits. This district produces the heaviest crops of grain, especially wheat, of any section in the United States. It is mostly prairie, with some timber along the Red River and its tributaries, with but few rivers or lakes, and has a nearly level or gently undulating surface.

The MISSISSIPPI VALLEY comprises the third district; it contains about 50,000 square miles, or about three-fifths of the whole State. Its general characteristics are those of a rolling prairie and timber region, resting on secondary rocks; it is unusually well drained, both by the nature of the soil, which is a warm, dark, calcareous and sandy loam, and the innumerable lakes and streams which cover its surface with a perfect network. It is dotted by numerous and extensive groves and belts of timber. These main districts are also subdivided into smaller ones, by the valleys of the numerous streams which intersect them. The Mississippi Valley and the Valley of the Red River of the North, constitute the garden spot of the West, and they embrace within their limits one of the finest agricultural districts in the world.

The MISSISSIPPI RIVER, 2,400 miles long, which drains a larger region of country than any stream on the globe, with the ex-

ception of the Amazon, rises in Lake Itasca, in the northern part of Minnesota, and flows southeasterly through the State 797 miles, 134 of which forms its eastern boundary. It is navigable for large boats to St. Paul. The season of navigation has opened as early as the 25th of March, but usually opens from the first to the middle of April, and closes between the middle of November and the first of December.

The RED RIVER SLOPE, whose southern point extends to Lac Traverse, separated from Big Stone Lake by a distance of only three miles, extends northward, maintaining a uniform altitude of nearly 1,000 feet. The Red River has its source in the heights of land near the head waters of the Mississippi, where it flows southwesterly, then making a sudden detour at Breckenridge, where its waters become navigable, it runs nearly due north, washing the western boundary of Minnesota for 380 miles.

The American Valley of the Red River is about 250 miles from north to south, and contains an area of 18,000 square miles. Pope, in his official report to Congress, says: "In its whole extent, it presents an unbroken level of rich prairie, intersected at right angles by all the heavily timbered tributaries of the Red River, from the east and west, the river itself running nearly north through its center, and heavily timbered on both sides with elm, oak, maple, ash, &c. This valley, from its vast extent, perfect uniformity of surface, richness of soil, and abundant supply of wood and water, is among the finest wheat growing countries in the world."

Lakes.

The whole surface of the State, except the Red River Valley, is literally begemmed with innumerable lakes, estimated by Schoolcraft at 10,000. They are of all sizes, from 500 yards in diameter to 10 miles. Their picturesque beauty and loveliness, with their pebbly bottoms, transparent waters, wooded shores and sylvan associations, must be seen to be fully appreciated. They all abound in fish—black and rock bass, pickerel, pike, perch, cat, sunfish, &c., of superior quality and flavor; and in the spring and fall they are the haunts of innumerable ducks,

geese, and other wild fowl. In some places they are solitary, at others found in groups or chains. Many are without outlets; others give rise to meandering and meadow-bordered brooks.

Lieutenant Maury says: "We see, with these beautiful sheets of water, nature has done for the Upper Mississippi what Ellet proposed should be done by the government for Ohio, and what Napoleon III. is doing for France. Every one of these thousand lakes is a reservoir for the rains in the wet season, which it reserves to fill up the river in the dry—at least this is one of their offices, for they have many." "Minnesota is far from the sea, but it is a better watered country than either Kansas or Nebraska. Indeed, it may be considered the best watered State in the Union; and it doubtless owes its abundance of summer rains measurably to the lake system."

Forests.

Among those unacquainted with the State, Minnesota is apt to be regarded as a prairie country destitute of timber. On the contrary, there is no Western State better supplied with forests.

In the northern part of the State is an immense forest region, estimated to cover upwards of 21,000 square miles, constituting one of the great sources of wealth and industry of the State. The prevailing wood of this region is pine, with a considerable proportion of ash, birch, maple, elm, poplar, &c. West of the Mississippi, lying between it and the Minnesota, is the Big Woods, about 100 miles in length and 40 miles wide. The district is full of lakes, and broken by small openings. The prevailing woods are oak, maple, elm, ash, basswood, butternut, black walnut and hickory. Besides these two large forests, nearly all the streams are fringed with woodland, and dense forests of considerable extent cover the valleys. The extensive bottoms of the Mississippi, Minnesota, and Red River are covered with a heavy growth of white and black walnut, maple, boxwood, hickory, linden and cottonwood.

Climate.

The assertion that the climate of Minnesota is one of the healthiest in the world, may be broadly and confidently made. It is sustained by the almost unanimous testimony of the thousands of invalids who have sought its pure and bracing air, and recovered from consumption and other diseases, after they had been given up as hopeless by their home physicians; and it is sustained also by the published tables of mortality in the different States.

These facts, establishing as they do the remarkable salubrity of the climate, are borne out by statistics. The figures are accessible to all who will take the trouble to examine the official reports.

The vast immigration from Illinois, Indiana, and other Western States, to Minnesota, affords collateral evidence of the superior climate of this State.

The census returns show that Illinois has sent over 7000 of her native born population to Minnesota. This is a larger quota, in proportion to her population, than any other Western State. A large majority of these are set down on the census rolls as children whose parents were born in some Eastern State or foreign country. If the adult members of the family are added to the computation, we shall find the number of emigrants from Illinois to Minnesota at not less than ten thousand. Illinois has a rich soil, warm climate, and abounds in the luxuries of life. What cause but dissatisfaction with a climate that involves them with perpetual warfare with disease, could induce such multitudes to forego comforts already enjoyed, and brave again the hardships of pioneer life? Let the multitudes of robust, healthy children that crowd our schools, sport in our streets, and roam over the prairies, testify to the parental prudence that instigated this flight to a healthier country.

Education and Schools.

Minnesota took the subject of education in hand at an early stage of her settlement, and she may now justly boast of pos-

sessing the most munificent endowment for educational purposes of any State in the Union.

Governor Austin, in his message to the Legislature, January 4th, 1872, upon this subject, says:

“Our Common Schools are of more general interest, and their continued prosperity a source of more public gratification, than springs from any other subject under the control of the State.

“The permanent school fund is derived from the proceeds of the sale of the school lands of the State—a gift from the General Government, comprising sections sixteen and thirty-six in every township, or one eighteenth of the public domain—and from the sale of permits to cut pine timber on these lands. The fund now amounts to \$2,544,076.12, which is, in amount, the fifth permanent school fund in the United States, and the largest derived exclusively from the Government land grants for that purpose.

“With good management our school fund, when all the lands shall have been converted into money, cannot be less than \$16,000,000.

“In addition to the interest on the permanent school fund, there is levied each year, pursuant to general laws, a two mill tax. The proceeds of this tax, added to the interest on the school fund, amounted to \$346,317.83 for the last fiscal year, which has been apportioned and distributed among the school districts. To the amount so received, each district makes such further addition as its assessors see fit to assess for school purposes.”

In his message to the Legislature, January 9th, 1874, the Governor says: “The number of School Districts in the State in the year 1873, is 3137, an increase over the previous year of 204. There are 2568 school-houses, valued at \$2,089,201. The number of persons attending (public) schools was 124,583; 3350 attended private schools. There were 5206 teachers employed in the public schools during the year, of whom 3567 were females. The amount paid teachers’ wages was \$568,937, an increase over 1872 of \$20,989; \$337,836 was received from the public school fund, and \$173,060 apportioned from the permanent school fund. The amount paid from taxes voted by

districts, \$611,490, and the whole amount expended for public schools during the year was \$951,750."

A special land grant of 46,080 acres was made for the endowment of a State University. It has been located at St. Anthony, (on the line of this road,) and a fine stone edifice erected for this purpose. The school is in operation, affording facilities for every youth in the State *to obtain a free collegiate education*. No State in the Union has ever equalled this, if we consider the age, population and wealth of Minnesota.

During the year 1870 the University of Minnesota was fully organized by the election of a President and a full corps of Professors, and lecture courses in the various scientific branches regularly given, with an average attendance, so far, of about 300 scholars.

There are in the State three Normal Schools, (all in successful operation,) established for the education of teachers, one of which is located at St. Cloud, on the branch line of this road. The attendance at these schools during the year 1873 was 962. Nearly all of those educated at these schools are now engaged in teaching in the public schools of the State. There is also a large Catholic Institute west of St. Cloud, called St. John's College.

Principal Productions.

The agricultural facilities of Minnesota are unsurpassed by the finest agricultural districts of the old States.

Wheat is the chief staple. The crop is not only more certain than in other wheat growing States, but the yield is greater than in the best of them. The average wheat yield of Minnesota has been put down at 22 bushels to the acre: in some counties the yield was 25 to 30. The crop the past year is estimated at 22,000,000 bushels. Minnesota is the banner wheat State of the Union.

Oats, Rye, Barley, Buckwheat, all attest the superiority of the climate and soil of Minnesota, and reward the husbandman abundant harvests. There were 12,453,210 bushels of oats raised last year.

Corn produces well in Minnesota, and the yield compares favorably with that of the best corn growing States. The yield for 1872 was officially reported as 7,142,145 bushels.

Potatoes.—"The superior flavor and the rich farinaceous quality of the potatoes of Minnesota, afford an apt illustration of the principle maintained by Dr. Forry, that the cultivated plants come to perfection only near the northern limits of their growth. In the South, the potato, in common with other tuberous and bulbous plants, with beets, turnips and other garden roots, is scarcely fit for human food. 'A forcing sun,' says Dr. Forry, 'brings the potato to fructification before the roots have had time to attain their proper size, or ripen into the qualities proper for nourishment.' Minnesota at the West, reproduces the best northern samples of this vegetable in characteristic perfection. From their farina and flavor, the potatoes of Minnesota are already held in considerable esteem as a table delicacy in the States below us, and a market is rapidly growing up for them throughout the States of the Mississippi Valley, as is indicated by increasing exports." The potato crop of Minnesota is remarkably exempt from the *rot* which often affects that of States south of us. In the fall of 1864, a large proportion of the potatoes in the St. Louis and Eastern markets were rotten-hearted, while Minnesota potatoes were perfectly sound. The average yield of this crop in 1865, according to the assessors' returns, was 164 bushels. These figures must not be understood as giving a fair showing of the actual capacity of the soil, when it is known that the crops giving these results were simply plowed in and overrun with grass, receiving no other attention than one or two plowings. When due attention is paid to cultivation, the yield will be from 300 to 400 bushels per acre. The total crop of 1868 was 2,300,000 bushels, and of 1873 was 3,072,349 bushels.

Maple Sugar.—The sugar maple is found plentifully in the timbered part of the State. A product of 195,587 pounds of maple sugar, and 17,394 gallons of syrup was reported for the year 1872.

Tobacco.—In 1869, 11,293 pounds of tobacco, averaging

1,140 pounds per acre, were raised in the State, and in 1872 42,788 pounds were raised.

Hay.—Timothy and clover flourish in Minnesota; in fact, white clover, red top, and blue grass seem indigenous to the soil, and speedily cover any land pastured much. The tame grasses are but little cultivated on this account; the luxuriant growth of the native grasses which cover the “immense surface of natural meadow land formed by the alluvial bottoms of the intricate network of streams which everywhere intersect the country,” and which “are as rich and nutritious in this latitude as the best exotic varieties,” render cultivation unnecessary. The yield of these grasses for 1872 was 743,000 tons.

The lint plants, *Flax*, *Hemp*, &c., as they come to perfection only in a cool climate, do extremely well in Minnesota. Their bark in southern climates is harsh and brittle, because the plant is forced into maturity so rapidly that the lint does not acquire either consistency or tenacity. Minnesota is equal for flax and hemp growth to Northern Europe. The production of flax has greatly increased during the last few years, and has proved to be a profitable crop. In the year 1872 there was raised 2,903,079 pounds of fibre, and 71,752 bushels of seed.

Onions, *Turnips*, *Parsnips*, *Carrots*, *Beets*, and nearly all bulbous plants do equally as well as the potato.

Turnips, *Rutabagas* and *Beets* often attain a great size, and yield remarkably well.

The Salad Plants.—Cabbages, lettuce, endives, celery, spinach—plants whose leaves are only eaten—are not only more tender here than further South, where the long slow growth renders their leaves thin and tough, but are more nutritious, because their growth is rapid, and their juice well digested in their leaves, instead of being evaporated by slow growth and distribution.

Melons, although they come in rather late, instead of throwing too much of their growth into the vine, as they do South, attain a large size and a rich saccharine and aromatic flavor.

This is especially true of the cantelope melon, which in warmer climates has its sides baked, or rots before it is fully matured.

Pumpkins, Squash, &c., on the same principle, fully mature, and grow very fine and large. The Hubbard variety requires early planting, say first of May.

Beans, Peas, &c., of every variety, are fine and prolific. Rhubarb, or pie-plant, flourishes without cultivation.

The Hop Culture, pays well in this State. In the year 1872 93 acres were planted, producing 114,429 pounds.

Perhaps in no State in the Union does the soil so surely and amply reward labor, or yield larger products for the amount of labor bestowed on it. It is easily cleared of weeds, and once clean, its warm, forcing nature enables the crops to speedily outstrip all noxious growths. Two good, thorough workings usually insure a growth of almost any cultivated crop.

Fruits.

Apples, &c.—An impression seems to prevail abroad that we cannot raise fruit in Minnesota—"an extraordinary inference," says Wheelock, "when we consider that many forms of wild fruit are indigenous to the country." Our climate is evidently not so well adapted to fruit-raising as that of some other States south of us. Still sufficient of most kinds may be raised to supply the home demand. It has been demonstrated that many varieties of apples do well here, and there are now several bearing orchards in the vicinity of Minneapolis, Lake Minnetonka, Winona, St. Paul, Red Wing, Owatonna, Rochester, Mankato, and other portions of the State. The specimens of Minnesota apples at the State Fair of 1873, were equal in size and flavor to the same varieties elsewhere produced. It is not the severity of the winter that kills the tree, but the alternate thawing and freezing of the south side of the tree in the spring, which is avoided by mulching, and protecting the stem of the tree when young, by a wrapping of straw. The State being new, time sufficient for planting and acclimating orchards has not

elapsed ; but there is no longer any doubt of our ability to raise fine apple orchards. Dwarf cherry and peach trees, which are easily protected in winter, do well, but the larger varieties are too tender. However, cherries may yet succeed, as the wild variety is a native of the soil. Apples grow well in Wisconsin, right alongside of us; in Canada and New England, north of us. The inference is clear that by procuring our trees *north of us*, (not south, as has heretofore been the practice,) or planting the seeds and thus acclimating them, or by *grafting* on to the stock of the Siberian Crab, which is remarkably healthy and hardy, and flourishes here through the coldest winters without protection, we may raise all the apples we wish. There are several flourishing nurseries near St. Paul, Minneapolis, Lake Minnetonka, Delano, and other portions of the State.

Crab Apples.—The wild crab apple tree is indigenous to the soil, improves much by cultivation, and furnishes an excellent stock for grafting, but inferior to the *Siberian Crab*, which is equally hardy, and furnishes an excellent apple for preserving. Some varieties approach a hen's egg in size, and are quite palatable. There are many varieties of this fruit now raised here in the highest state of perfection.

Strawberries.—Every variety of this excellent fruit does well here, attaining a size and flavor unsurpassed. Wild ones fill the woods and prairies every year.

Grapes.—The different varieties succeed well here, and several varieties of the wild grape vine grow luxuriantly all over the State. The cultivated varieties, while young, require to be laid down in the fall, and protected by a light covering. The nature of our climate and soil would seem to designate Minnesota as a great grape-growing State. The juices of the grape, says Dr. Forry, are best matured for wine near the northern limit of their growth. On the Rhine, in Hungary, the sides of the Alps, and other elevated and northern situations, the vine is strongest, richest, and most esteemed. The grapes of France are more delicious for the table than those of Spain or Madeira, south of it. The excess of heat and moisture in the States south and east of us, blights the grape to a great extent. The vine,

however, whether wild or cultivated, grows there luxuriantly. The vinous fermentation, as well as the pressing and distillation of the juice, can also be best conducted in a climate comparatively cool.

Gooseberries, Currants, and Raspberries are cultivated extensively throughout the State, unsurpassed in flavor, size and productiveness. They also grow wild, in common with *Blueberries*, *Whortleberries*, and both marsh and upright *Cranberries*.

Wild Plums, of a great many different varieties, some of them very large and fine, approximating the peach for domestic purposes, abound in the neighborhood of streams, lakes, and moist localities. They improve so much by being transplanted and cultivated, as to equal any of the tame varieties.

Wild Cherries are also plenty.

From this list it is apparent that Minnesotians are not likely to suffer for the want of fruit. And it may be remarked of all fruits generally grown in Minnesota, that, owing to the principle announced by Dr. Forry, they attain a perfection found only at the northernmost limit of their growth. The pulp is delicate, saccharine, and of a rich flavor, while they are free from the larvae, gum, knots and acerbity of fruit grown further south. The dryness of the atmosphere, as well as the inherent perfection of the fruit, enables us to preserve it for a much longer time than can be done in warmer localities. Apples keep much better than in St. Louis or Cincinnati.

Winter Industry.

Among the unfounded prejudices against Minnesota, we find it frequently urged that the winter season here does not afford to the settler any remunerative occupation, and that it is a time of forced and expensive idleness. This is not so to the industrious settler. Our winters offer a variety of occupations, of which we will name a few as examples.

Timber Trade. The State of Minnesota, but more especially

the northern half, abounds in varieties of timber, perhaps to as great an extent as any of the others. Winter is the season when this trade is principally carried on. The trees are then felled, and transported on sleds to the nearest stream, there to await the breaking up of the ice in the spring. The cost of logging is comparatively small, and the labor easy.

Every winter thousands of young men find employment in these vast forests, and farmers and others, from far and near, hire out their sleds, oxen and horses to good advantage.

The statistics of the State for 1872 show that in three of the principal timber district, 359,942,490 cubic feet of timber were obtained.

The settlers in the "Big Woods" can make profitable use of their time and timber while clearing their land and fitting it for farming.

All kinds of timber that grow in the "Big Woods" are in good demand at remunerative prices.

Elm is used for basket stuff, fencing, and building material; oak, for barrel staves, railroad ties, furniture and finishing lumber; basswood, for barrel headings, fencing, &c.; butternut, for furniture and finishing lumber; and maple, besides its value for sugar, furnishes good material for furniture and finishing. The small growth of elm and hickory is also used to a great extent for barrel hoops.

Fuel. Wood is the principal fuel; cities and towns, as well as the farmer on the prairie, have to be supplied with this indispensable article. The consumption of firewood during the winter season amounts to over \$1,000,000. Native peat is also found in many parts of the State.

Ice Trade. This is also a remunerative business. Large blocks of ice are sawed out from the lakes and rivers, and stored away until the opening of navigation, then to be shipped to the South and East of our own country, and also to many of the tropical countries.

Game and Fur Trade. This State is full of all kinds of game, and may be called the "Paradise of the Hunter." The game found here is of such fine and delicate flavor, that it is

celebrated all over this country, and always finds a ready sale. It has become a staple article of commerce. To give an idea of the magnitude of this business, it is only necessary to state that in the winter of 1870 and '71, one single freight train left St Paul with 10,000 deer consigned to the large Eastern cities, the hides of which alone, at \$2 apiece, represent a value of \$20,000.

The Fur Trade also brings great wealth to Minnesota. Enormous quantities of furs, which are yearly shipped from the British Possessions by the Hudson Bay Company to the East, make business very lively in St. Paul.

Cheapness of Opening Farms.

It is a fact worthy of note that in all places whose growth is unsubstantial, the price of land is disproportionately high, while its products are low. But in Minnesota real estate is low, land is extremely cheap, (owing to the large surplus yet unoccupied,) while its products command the first prices. Wheat, oats, corn, potatoes, and in fact all that the farmer raises, find a ready market for cash at home. A curious illustration of the practical working of this principle is, that lands purchased at ten dollars per acre, *are paid for out of the proceeds of the first crop*. Take this instance: A gentleman having a farm for sale, offered it with improvements, for \$9 per acre. Failing to sell, he leased it, receiving one-third of the crop. His third netted him more than he would have realized from the sale of the land. Many such instances could be given. This illustrates what bargains may be secured where lands are cheap and the products of the soil high. A communication in the *St. Paul Press* says: "It is our duty to let people read and learn of Minnesota, where a man can buy land, break and fence it, and pay for the land, breaking, fencing, and all expenses, *out of the first crop!*" *

A man with a small high-priced farm in the old States, can

* This was written when wheat brought \$2 and more per bushel, and was perfectly true at that time: at present prices of wheat and other farm produce, it is safe to say, that three crops will pay for land and all expenses. The experience of this Company shows, that most contracts for land made for ten years, were paid up at the expiration of five or six years.

dispose of it for sufficient to set himself up well in Minnesota, and procure a farm for each of his children besides; and these farms in a few years will be as valuable as the one in the old States is now. The fortunes made by the farmers here within a few years, would scarcely be credited in the older States.

The Railroad Lands of the First Division of the St. Paul and Pacific Railroad Company.

A glance at the map of the State shows the location of these lands to be in the centre, north and south, and extending across the entire State, east and west. THEY ARE ALL LOCATED IN THE VALLEYS OF THE MISSISSIPPI AND THE RED RIVER OF THE NORTH. They may be divided into three different classes, viz.: open timber and brush lands, heavy-timber lands, and prairie. The open timber and brush lands comprise a large portion of the lands on the Branch line from St. Paul to Watab, lying within 20 miles of the Mississippi River on the East side, and within 10 miles on the West side. These lands are gently rolling with a rather light but warm sandy loam soil, producing very rapid growth and better adapted to the culture of corn than any other part of the State. This region is also unexcelled as a stock-growing country, for the following reasons, viz.: Here are extensive natural meadows, producing heavy crops of the most nutritious wild blue joint and red top grasses. The scattering timber and brush afford sufficient shelter for stock, as well as fuel and material for stock sheds and fencing. There is also an excellent home market for stock on account of the immense consumption by the large lumbering regions to the North as well as convenient facilities for shipping to other markets East and South. Much of this land is also desirable for the cultivation of small grains, vegetables and fruit; making it a desirable location for the general farmer as well as for the stock-grower.

The "heavy timber" is mostly confined to what is generally called the "Big Woods," and embraces the section of country from 10 miles west of the Mississippi river, to a line drawn through Darwin, and running south-easterly to the Minnesota River, and from Darwin northerly to Crow River; thence up

Crow River to Green Lake, and thence north-easterly to the vicinity of St. Cloud. These lands are heavily timbered with Oak, Maple, Linden, Elm, Butternut, White and Black Ash, &c. In many places the Oak and Butternut is of very fine quality, and valuable for many uses, such as barrel staves, finishing lumber, furniture, &c. There are mills scattered here and there through the woods which provide abundant material for building, fencing, furniture, &c. Such as require Pine lumber, can readily obtain it at reasonable prices at all stations on the Railroad. The surface of this region is generally undulating. The soil is a deep black loam with vegetable deposit, especially adapted to the culture of small grains and vegetables. Corn is also grown very successfully here. Winter wheat of the very best quality yields remarkably well. Flour made from this wheat took the first premium at the Minnesota State Fair, and the American Institute Fair in New York City in the fall of 1872, and also the first premium at the Minnesota State Fair in 1873. This wheat is also gaining, as it well deserves, a great notoriety in the Eastern and European markets. This district embraces portions of Hennepin, Wright, Meeker, McLeod, Carver and Stearns counties, and is well watered by numerous streams and beautiful clear water lakes with sand and gravel shores, and abounding in fish of many varieties.

The lands designated as "Prairie" lie west of the "Big Woods" and extend to the Red River of the North. That portion of these lands from the "Big Woods" to a line running northerly from a point near Morris, and south-easterly from the same point, has a gently undulating surface, with a rich, deep, black loam soil, varying in depth from two to four feet, and is well watered by small streams and lakes. There is some timber on most of the lakes and the larger streams.

West of this tract the land is generally level or nearly level prairie, with but little timber on the Red and Otter Tail Rivers. The soil is very deep and rich, and natural meadows are abundant for the supply of an immense amount of stock. Fuel, fencing and building material can be obtained at reasonable rates at all stations along the line, or can be shipped from the Mississippi River or "Big Woods" by rail.

There is not, within the limits of these grants, any tract of considerable extent, unfit for cultivation.

These lands have been reserved from sale since 1858, and are now offered to actual settlers. They are the odd numbered sections situated on either side of and within twenty miles of the lines of railroad, and are offered at low prices and upon easy terms, as will be seen by reference to "Inducements to Settlers." For obtaining Government lands under the Homestead and Tree-culture Laws, see appendix.

Railroad Towns.

The Company has laid out a number of towns on their own lands at railroad stations, wherever it was practicable to do so. Any persons desirous to settle in these towns for the purpose of carrying on a trade or opening a mercantile business, can purchase lots of the Land Commissioner at reasonable rates, and also on credit. Lots wanted for the erection of flour mills or other manufacturing purposes, will be sold at greatly reduced prices. Every church denomination receives one lot as a free gift; and the first public school established in a town receives at least one lot as a donation. Purchasers are not compelled to reside on their lots, nor make immediate improvements if they do not desire to do so; lots, therefore, can be purchased by non-residents as an investment.

The Title.

The lands were granted by Act of Congress to the State; on the completion of each section of 10 miles of the road the State, by deed, conveyed the lands pertaining to such section to the Company. The lands have been deeded in trust by the Company to three trustees, to secure the construction of the road. By the terms of the trust deed, the Company are at all times at liberty to contract for the sale of any of the lands at such prices as it deems reasonable, for cash or credit; when the purchaser has paid the price agreed upon, he receives a deed from the Company and the trustees, which gives him an abso-

lute title in fee simple, and includes as well the title of the Company as of the trustees aforesaid.

INDUCEMENT TO SETTLERS.

The attention of persons whose limited means forbid the purchase of a homestead in the older States, is particularly invited to these lands. The farms are sold in tracts of 40 or 80 acres and upwards, at prices ranging from \$4.00 to \$15.00 per acre. Cash sales are always One Dollar per acre less than Credit sales. In the latter case, ten years are granted if required.

Example.—80 acres at \$8.00 per acre, on long credit—\$640.00. A part payment on the principal is always desired, but in case the means of the settler are very limited, the Company allows him to pay only One Year's interest down, dividing the principal in ten equal payments, with seven per cent. interest each year on the unpaid balance:

	Interest.	Principal.		Interest.	Principal.
1st payment,	\$44.80	\$64	7th payment,	\$17.92	\$64
2d “	40.32	64	8th “	13.44	64
3d “	35.84	64	9th “	8.96	64
4th “	31.36	64	10th “	4.48	64
5th “	26.88	64	11th “		64
6th “	22.40	64			

The purchaser has the privilege to pay up at any time within the 10 years, thereby saving the further payment of interest.

The same land may be purchased for \$560.00 cash.

To save time and expense to the purchaser, applications for Railroad Lands are received by all Station Agents, who are furnished with plats of surrounding country.

To encourage farming on a large scale, this Company has introduced a new system of Land sales, whereby men of means can purchase a section (640 acres) of land on the most favorable and easy terms, and at the end of three years and a half, (the time for the whole amount to be paid at \$6.00 per acre,) have a large, productive farm, without the usual annual payments. This system has been adopted for the purpose of bringing under cultivation some of the finest prairie country and most productive soil in the Northwest.

Terms and Obligations.

That part of the Section not too wet for tillage must be broken the first year, and cultivated each subsequent year. The whole Section must be fenced in some efficient manner before a deed will be given by the Company. One person can take several Sections, or four (not more) persons can join in cultivating one Section or more.

The cost of preparing the soil, putting in and harvesting the first crop, according to the most reliable information obtained from practical farmers, is estimated as follows :

If done by Contract.

Cost of breaking the ground,	- -	\$ 3 50 per acre.
" fencing with boards,	- -	500 00 " mile.
" sowing, including seeds,	- -	2 87½ " acre.
" harvesting,	- - - -	3 00 " "
" threshing,	- - - -	12 " bushel.
" hauling to Depot, (if within 3 miles,)		2½ " "

If done by the Farmer.

Cost of teams,	- - - oxen,	\$125 00 a yoke.
" ploughs, (for breaking,)	-	30 00 each.
" men per day,	- - -	1 00 " and board.
" horses,	- - - -	300 00 a span.
" harness,	- - - -	40 00 each.
" harrows,	- - - -	18 00 "
" seeders,	- - - -	75 00 "
" reapers, McCormick's,	-	200 00 "
" threshing machines,	-	600 00 "
" wagons,	- - - -	90 00 "
" men during harvest,	-	3 50 "

These estimates are based on wheat productions, but the purchaser can raise any crops that he thinks most profitable.

Cost of boards for fencing,	-	\$18 00 per thousand feet.
“ oak posts for fencing,	- -	10 to 12c. each.
“ buildings, 16x24 feet, about	- -	\$ 550 00.
“ “ 18x28 feet, 1½ story,	-	750 00.
“ “ 20x30 with kitchen,	-	1,200 00.

These prices include railroad charges to the nearest station.

The lands already taken under this plan are being developed by practical, experienced men, each having at least \$5000 capital. Profitable results cannot fail to be realized by them. To mere theorists who wish to experiment only, the Company offers no inducements.

At the Railroad Stations, which are located on the large prairie, the Company has established wood yards, which are stocked with maple and other good hard woods, and sold at cost price, which, it is calculated, will not be more than \$5 or \$6 per cord.

Any other information, including location of Government lands, will be furnished on application in person, or by letter, in English, French, German, Dutch or Scandinavian, addressed to

LAND COMMISSIONER,

First Division St. Paul & Pacific R. R. Co.,

SAINT PAUL, MINN.

OFFICE ON THE LEVEE, NEAR THE R. R. DEPOT.

APPENDIX.

How and Where the Cheapest Lands can be Secured.

The cheapest land can be obtained from the government of the United States, for it gives its land away for nothing—but *only to actual settlers.*

First, under the Homestead Law.

Every American citizen, and also every foreigner who has declared his intention to become an American citizen, has a homestead right to 160 acres of land; but if he selects his land within 10 miles of a railroad, he gets only eighty acres, for it is presumed that eighty acres in the vicinity of a railroad are as valuable as 160 acres away from railroads. Soldiers, however, who served in the late war, are allowed to take 160 acres for a homestead within or without railroad limits.

In order to enjoy the benefit of this law, it is necessary not only to cultivate the land but also to live on it, so that it becomes in reality the settler's home. Not until after five years of such occupation can the title to the same be procured.

Second, under the Tree-Planting Law.

This last named law can be applied only to prairie lands, as the object of it is to *promote tree planting on the prairie.* Every one who plants 40 acres with trees, and keeps the same in good cultivation for 10 years, receives title to 160 acres of land, the 40 acres of timbered plantation included, which latter is thus made for his own benefit.

Practically this matter can be carried out in the following manner: An intending settler selects 240 acres of land in the

vicinity of a railroad station; he then enters at the nearest United States Land Office, 80 acres under the homestead law, and 160 acres under the tree-planting law. He must build his house on the 80 acres, live there and cultivate the land. He must also at once break 40 acres of his timbered claim, which must be planted with trees within the first three years after filing. During a period of 10 years this timber must be well taken care of and cultivated, at the end of which time he has to prove that he has fulfilled the requirements of the law, and then receives his title to the whole quarter-section. The remaining 120 acres he can use in the meantime as farming land, and has thus 200 acres for farming purposes, and 40 acres young timber, the whole at the expiration of 10 years certainly worth not less than \$6,000.

The State of Minnesota, not to remain behind the United States in this respect, has also enacted a law to encourage timber planting on its prairies. According to this law the State pays during a time of ten years, \$2 each year for every acre planted with trees, this payment to commence the third year after the plantation is made, thus paying for 40 acres \$80 each year, for ten years \$800.

For planting trees along public roads and highways, the State also pays \$2 for every half mile; the trees not to be planted more than one rod apart; and if trees are planted on both sides of such roads or highways, twice the amount, or \$4 for every half mile, in every instance during a period of ten years: provided such trees in the meantime are well taken care of and kept in a healthy growing condition.

As large tracts of prairie land of the best quality are yet to be had along the Main Line of the First Division of the Saint Paul & Pacific Railroad, and within sight of depots, and close to towns, particular attention is called to this region.

Besides the above mentioned, there are several other ways for acquiring land. Under the old pre-emption law, which is yet in force, 160 acres of land can be taken possession of, for which payment can be made within one year. The price is \$2.50 per acre within 10 miles of a railroad, and beyond that \$1.25 per acre.

State and National Legislation in aid of Forest Tree Planting.

Recognizing the importance of forest tree culture, the Legislature of the State of Minnesota enacted a law, approved March 6th, 1871, entitled "An act to encourage the planting and growing of timber and shade trees."

Be it enacted by the Legislature of the State of Minnesota:

SECTION 1. Every person planting one acre or more of prairie land within five years after the passage of this act, with any kind of forest trees, except black locust, and successfully growing and cultivating the same for three years; and every person planting, protecting, and cultivating, for three years, one half mile or more of forest trees along any public highway, said trees to be planted so as to stand at the end of three years not more than one rod apart, shall be entitled to receive for ten years, commencing three years after said grove or line of trees has been planted, an annual bounty of two dollars per acre for each acre so planted, and two dollars for each one-half mile so planted, to be paid out of the county treasury of the county in which said grove or line of trees may be situated; such bounty shall not be paid any longer than said grove or line of trees is cultivated and kept alive, and in a growing condition.

SEC. 2. Any person wishing to avail himself of the provisions of section 1 of this act, shall within three years after planting said grove, or line of trees, file with the county auditor of the county, a correct plat of said grove, or line of trees, showing on what section or other piece of land said grove or line of trees is situated, attested by his own oath, and the affidavit of at least two householders of the vicinity, setting forth all the facts in relation to the growth and cultivation of said grove or line of trees. The county auditor shall lay such plat and affidavit before the county commissioners, and if they find from the evidence, that section 1 of this act has been fully complied with, shall cause warrants to be issued from the county treasury of the proper county for the bounty above provided for.

SEC. 3. The affidavit of the claimant, and at least two householders of the vicinity, showing the growth and condition of such trees, shall be filed each year in the office of the county auditor before the county commissioners shall authorize warrants to be drawn on the county treasurer for the bounty of that year.

SEC. 4. This act to take effect and be in force from and after its passage.

Act of 1873.

Two years experience demonstrated the necessity of more liberal legislation in this behalf, and the following act was passed and approved February 20th, 1873.

Be it enacted by the Legislature of the State of Minnesota:

SECTION 1. That every person planting one acre or more of

prairie land, within five years after the passage of this act, with any kind of forest trees, except black locust, and successfully growing and cultivating the same for three years; and every person planting, protecting, and cultivating, for three years, one-half mile or more of forest trees, along any public highway, said trees to be planted so as to stand not more than one rod apart at the end of three years, and when planted on each side of any highway, such trees shall not be planted within the four rod limit of such highway, shall be entitled to receive for ten years thereafter, an annual bounty of two dollars for each acre, and two dollars for each half mile so planted and cultivated, to be paid out of the State treasury; but such bounty shall not be paid any longer than such grove or line of trees is maintained and kept in growing condition.

SEC. 2. Any person wishing to secure the benefit of this act, shall within three years after planting such grove, or line of trees, and annually thereafter, file with the county auditor in which the same is located, a correct plat of the land, describing the section or fraction thereof on which such grove or line of trees has been planted and cultivated, and shall make due proof of such planting and cultivation, as well as of the title to the land, by the oath of the owner and the affidavit of two householders residing in the vicinity, setting forth the facts in relation to the growth and cultivation of the grove, or line of trees, for which such bounty is demanded. The several county auditors shall annually, on or before the first day of August, forward to the State auditor a certified list of all the lands and tree planting reported and verified to them in compliance with this act, with the names and post office address of the respective owners thereof; providing this act shall not apply to any railroad company for planting of trees within two hundred feet of its track for the purpose of snow fence.

SEC. 3. If the State auditor shall find that the provisions of this act have been duly complied with, he shall issue to the several applicants entitled thereto, his warrant upon the State treasurer for the bounty named in the first section, on or before the first Monday of October in each year. *Provided*, That if the aggregate of the bounty so applied for shall, in any one year, exceed twenty thousand dollars, it shall be the duty of the State auditor, on the first Monday of October in such year, to equitably distribute twenty thousand dollars, and no greater sum, among the claimants who may be entitled to the aforesaid bounty, and his warrants for such pro rata shall relieve the State from further claims for such year.

SEC. 4. This act shall take effect and be in force from and after its passage.

Congressional Tree Planting Act of March, '74.

An Act to amend the act entitled: "An Act to Encourage the Growth of Timber on Western Prairies," approved March 3, 1873, be, and the same is hereby amended so as to read as follows: That any person who is the head of a family, or who has arrived at the age of twenty-one years, and who is a citizen of the United States, or who shall have filed his declaration and intention to become such, as required by the naturalization laws of the United States, who shall plant, protect, and keep in a healthy condition for eight years, forty acres of timber, the trees thereon being not more than twelve feet apart each way, on any quarter section of any of the public lands of the United States, or twenty acres on any legal subdivision of eighty acres, or ten acres on any legal subdivision of forty acres, or one-fourth part of any fractional subdivision of land less than forty acres, shall be entitled to a patent for the whole of said quarter-section, or of such legal subdivision of eighty or forty acres, or fractional subdivision of less than forty acres, as the case may be, at the expiration of said eight years, on making proof of such fact by not less than two credible witnesses; *Provided*, that not more than one-quarter of any section shall be thus granted; and that no person shall make more than one entry under the provision of this act, unless fractional subdivisions of less than forty acres are entered, which, in the aggregate, shall not exceed one-quarter section.

SEC. 2. That the person applying for the benefit of this act shall, upon application to the Register of the Land District in which he or she is about to make such entry, make affidavit before the Register or the Receiver, or some officer authorized to administer oaths in the district where the land is situated, who is required by law to use an official seal, that such entry is made for the cultivation of timber; and upon filing said affidavit with said Register and said Receiver, and the payment of \$10, he or she shall thereupon be permitted to enter the quantity of land specified; and the party making an entry of a quarter section under the provisions of this act, shall be required to break ten acres of the land covered thereby the first year, ten acres the second year, and twenty acres the third year, after the date of entry. A party making an entry of eighty acres shall break and plant, at the times hereinbefore prescribed, one quarter of the quantity required by a party who enters a quarter section, or a proportionate quantity of any smaller fractional subdivision; *Provided, however*, That no final certificate shall be given or patent issued for the land so entered until the expiration of eight years from the date of such entry; and if, at the

expiration of such time, or at any time within five years thereafter, the person making such entry, or, if he or she be dead, his or her heirs or legal representatives, shall prove by two credible witnesses that he or she or they have planted, and, for not less than eight years, have cultivated and protected such quantity and character of timber as aforesaid, they shall receive a patent for such quarter section or legal subdivision of eighty or forty acres of land, or for any fractional quantity of less than forty acres, as herein provided. And in case of the death of a person who has complied with the provisions of this act, for the period of three years, his heirs or legal representatives shall have the option to comply with the provisions of this act, and receive, at the expiration of eight years, a patent for 160 acres, or receive without delay a patent for forty acres, relinquishing all claim to the remainder.

That if, at any time after the filing of said affidavit, and prior to the issuing of the patent for said land, the claimant shall abandon the land, or fail to do the breaking and planting required by this act, or any part thereof, or shall fail to cultivate, protect and keep in good condition such timber, then, and in that event, such land shall be subject to entry under the homestead laws, or by some other person under the provisions of this act; *Provided*, That the party making claim to said land, either as homestead settler or under this act, shall give, at the time of filing his application, such notice to the original claimant as shall be prescribed by the rules established by the Commissioner of the General Land Office, and the rights of the parties shall be determined as in other contested cases.

SEC. 4. That each and every person who, under the provisions of the act entitled, "An act to procure homesteads to actual settlers on the public domain," approved May 20th, 1862, or any amendment thereto, having a homestead on said public domain, who, at any time after the end of the third year of his or her residence thereon, shall, in addition to the settlement and improvements now required by law, have had under cultivation, for two years, one acre of timber, the trees thereon not being more than twelve feet apart each way, and in a good thrifty condition, for each and every sixteen acres of said homestead, shall, upon due proof of said fact by two credible witnesses, receive his or her patent for said homestead.

SEC. 5. That no land acquired under the provisions of this act, shall in any event become liable to the satisfaction of any debt or debts contracted prior to the issuing of certificate therefor.

SEC. 6. That the Commissioner of the General Land Office is hereby required to prepare and issue such rules and regula-

tions consistent with this act, as shall be necessary and proper to carry its provisions into effect; and that the Registers and the Receivers of the several land offices each be entitled to receive two dollars at the time of entry, and the same sum when the same is finally established and the final certificate issued.

SEC. 7. That the fifth section of the act entitled "An act in addition to an act to punish crimes against the United States, and for other purposes," approved March 3, 1857, shall extend to all oaths, affirmations, and affidavits required or authorized by this act.

SEC. 8. That parties who have already made entries under the act approved March 3, 1873, of which this act is amendatory, shall be permitted to complete the same under full compliance with the provisions of this act.

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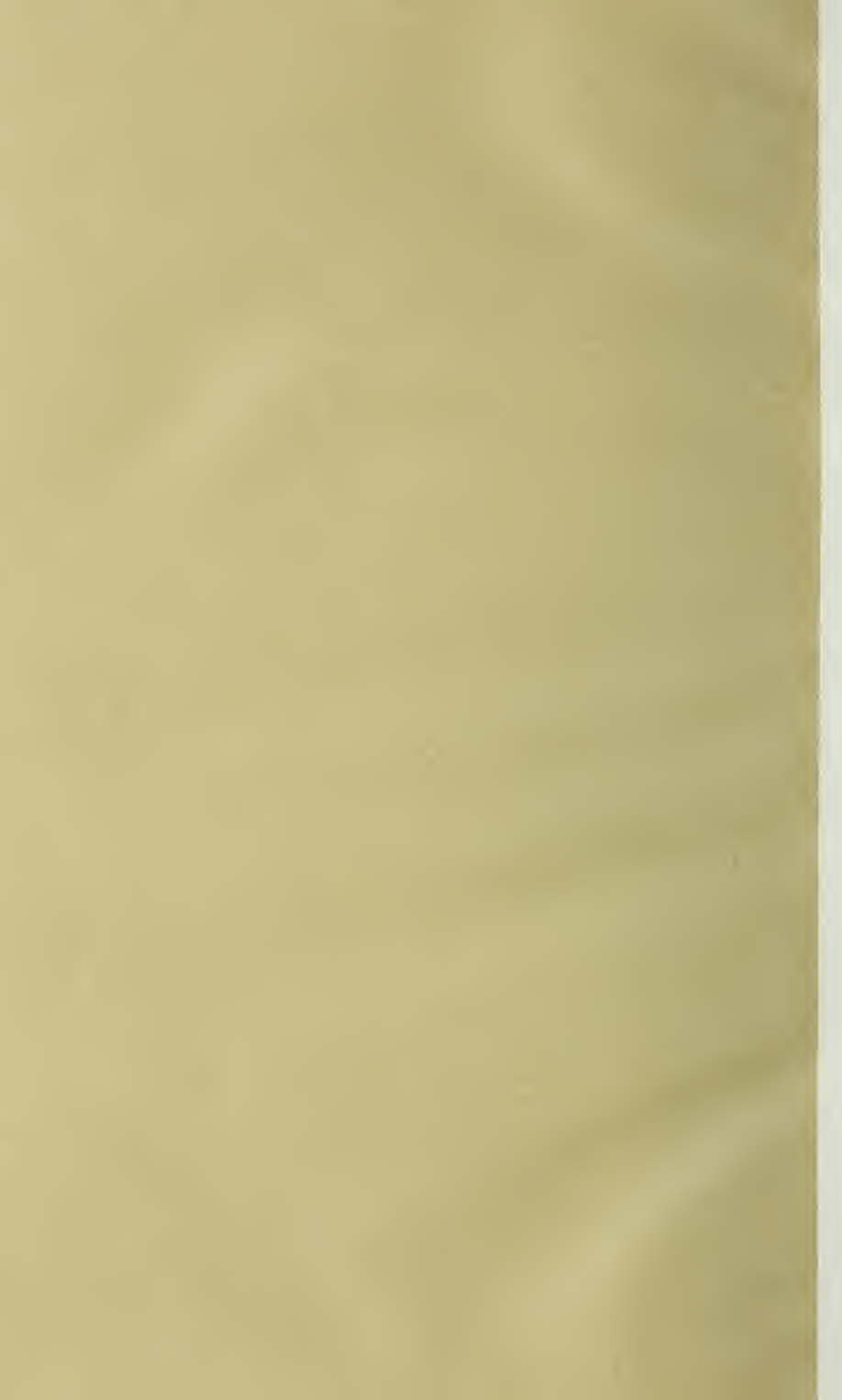
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- Incorporated Cities
- Towns & R.R. Stations
- Post-offices
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